

Plans, Master Plans and Amendments

Report to the Board – January 19th, 2012 through February 9th, 2012

Municipality	Township of Roxbury
Document	Reexamination Report of the Master Plan and Development Regulations for Renewable Energy Facilities and Systems.
Public Hearing	February 1, 2012
Summary	Reexamination of the Master Plan and Development Regulations to address renewable energy issues.
<ul style="list-style-type: none"> • Roxbury Township adopted a Reexamination Report in April of 2005 and a Land Use Plan Element Update in 2009. In accordance with recent changes in the MLUL, the next full Reexamination Report is not required until 2015. • The current report acknowledges recent renewable energy legislation that amends the Municipal Land Use Law to encourage renewable energy use and the installation of solar, photovoltaic and wind facilities. This legislation classifies such facilities as inherently beneficial and identifies them as permitted uses in certain circumstances. The report also recognizes New Jersey's renewable energy standards, which require energy providers to increase the percentage of their retail electricity sales from renewable energy sources. • The report states that the development of these types of facilities may consume large amounts of land, impact adjoining properties and run counter to the goals and objectives of the Township's Master Plan. • The current Roxbury Land Development Ordinance does not specifically address renewable energy. In light of recent legislation, the Board finds that there is a need to regulate the use, placement and design of solar, photovoltaic and wind energy systems in the Township and recommends that the Governing Body enact such regulations. 	

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Report to the Board – January 19th, 2012 through February 9th, 2012

Municipality	Township of Roxbury
Document	Land Use Plan Amendment
Public Hearing	February 15, 2012
Summary	Amendment to institute a Quarry Overlay District for a portion of the Rural Residential Zone located south of Route I-80.

- Roxbury Township is incorporating a Q-O Quarry Overlay District in its Land Use Plan Element for application to three lots, (Block 7101, Lots 23, 24, and 29), which are currently located in the RR Rural Residential Zone south of Route I-80. This action is the result of a settlement agreement dated January 18, 2012 in connection with litigation referenced as "County Concrete Corporation et al. Vs. Township of Roxbury et al.". The three lots in question, also known as the "Kowalski Tract" were zoned for Rural Residential Zoning in connection with the 2000 Land Use Plan Element.
- The Q-O Quarry Overlay District covering the Kowalski Tract will allow quarrying activity for a limited duration, with reversion, after completion of quarrying, to low density residential use in accordance with the underlying Rural Residence zoning. After reverting to the underlying zoning, bodies of water and areas of steep slopes in excess of 25% will not be credited in determining lot area, density, floor area ratio, impervious coverage or building coverage.

